

ORDER NO. 8298

HCP-001-19: JACKSON EAST

AN ORDER RECOMMENDING APPROVAL OF A MAJOR AMENDMENT TO THE HILLSBORO COMPREHENSIVE PLAN ORDINANCE NO. 6249, AS AMENDED, TO INCORPORATE THE JACKSON EAST AREA SOUTH OF WAIBLE CREEK INTO SECTION 30, NORTH HILLSBORO INDUSTRIAL AREA COMMUNITY PLAN; SECTION 22, COMPREHENSIVE PLAN MAP; SECTION 23.5, NATURAL RESOURCES INVENTORY; AND SECTION 23.8, TRANSPORTATION SYSTEM PLAN.

WHEREAS, in 2014 the Oregon Legislative Assembly enacted House Bill 4078, establishing urban and rural reserve areas in Washington County, and adding approximately 550 acres of land located generally north of NE Evergreen Road, south of Highway 26, west of NW Sewell Avenue, and east of NE Jackson School Road, Waible Creek and Storey Creek, identified as “Jackson East”, to the Metro UGB for employment purposes; and

WHEREAS, in May 2019, the Oregon Legislative Assembly enacted House Bill 2914, removing the requirement that Jackson East must be planned and zoned for employment use; and

WHEREAS, an area of approximately 1,550 acres of land situated north of Evergreen Road is identified as the “North Hillsboro Industrial Area” in the North Hillsboro Industrial Area Community Plan (Ordinance No. 5977/1-12), which is Section 30 of the Hillsboro Comprehensive Plan (HCP); and

WHEREAS, the City has prepared a proposed *Jackson East Master Plan and Implementation Strategy* for the approximately 550 acres of Jackson East using a master planning process with local and regional partners and stakeholders; and

WHEREAS, the process to prepare the proposed *Jackson East Master Plan* and proposed Comprehensive Plan amendments for the Jackson East area has involved the public through community meetings, inter-departmental and inter-agency coordination, work sessions with the Planning Commission and City Council, meetings with private property owners, and a public project web site; and

WHEREAS, Section 12.70.060 of the Hillsboro Community Development Code (CDC) requires consideration by process and a public hearing before the Hillsboro Planning Commission to initiate major plan amendments to the HCP, such as the proposed Jackson East Community Plan amendments to the Comprehensive Plan, described in the attachments to this order; and

WHEREAS, the Planning Commission adopted Order No. 8296 initiating the proposed Comprehensive Plan amendments on July 24, 2019; and

WHEREAS, the Planning Commission held a public hearing to consider the proposed Comprehensive Plan amendments on August 14, 2019 and received staff reports, exhibits, and public testimony, and agreed to a continuance at the City’s request to a date certain of September 11, 2019; and

WHEREAS, the Planning Commission held the continued public hearing to consider the proposed Comprehensive Plan amendments on September 11, 2019, and received staff reports, exhibits, and public testimony; and,

WHEREAS, after considering the information presented in the Record, the Planning Commission recommends the City Council approve the proposed Comprehensive Plan Amendments for Jackson East south of Waible Creek; and

WHEREAS, after considering the information presented in the Record, the Planning Commission moved to send a notice to the City Council that the Planning Commission does not support the staff's recommendation with regard to Jackson East north of Waible Creek, and that a vote to approve Jackson East north of Waible Creek in accordance with the staff report was rejected on a vote of 4 to 2; and

WHEREAS, after considering the information presented in the Record, the Planning Commission discussed that City Council could instruct staff to further analyze the possibility of planning Jackson East north of Waible Creek to allow for other industrial support services and to assess the need and viability for residential uses.

THE CITY OF HILLSBORO PLANNING COMMISSION ORDERS AS FOLLOWS:

Section 1. Pursuant to Community Development Code Sections 12.70.060(I)(1) and 12.80.166, the Hillsboro Planning Commission recommends the City Council approve the amendments to the Comprehensive Plan to amend the following Sections:

(a) Comprehensive Plan, Section 30, *North Hillsboro Industrial Area Community Plan*, to include the Goals, Policies, and Implementation Measures for the Jackson East south of Waible Creek.

(b) Comprehensive Plan, Section 22, *Comprehensive Plan Map*, to apply the Industrial Comprehensive Plan Designation to Jackson East south of Waible Creek.


(c) Comprehensive Plan, Section 23.5, *Natural Resources Inventory*, to include the Natural Resources Inventory & Assessment for the Jackson East south of Waible Creek and adjacent inventoried land south of Waible Creek within the UGB.

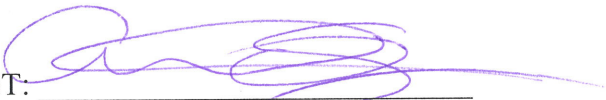
(d) Comprehensive Plan, Section 23.8, *Transportation System Plan*, to incorporate transportation improvements required by the impact of the development of Jackson East south of Waible Creek.

Section 2. With respect to the area of Jackson East north of Waible Creek, the Planning Commission moved to send a notice to the City Council that the Planning Commission does not support the staff's recommendation, and that a vote to approve Jackson East north of Waible Creek in accordance with the staff report was rejected on a vote of 4 to 2.

Section 3. This order shall take effect immediately upon approval.

Approved this 3rd day of October, 2019.



Charles Fleisher, President
ATTEST: _____
Gretchen Olson, Secretary